



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0067

PROPERTY LOCATION: 1900 Jamieson Avenue
TAX MAP REFERENCE: 073.03-02-16 **ZONE:** CDD#1

APPLICANT

Name: Carlyle Lane CFRI Venture II, LLC
Address: 34 Riverside Drive, Binghamton, NY 13905
Attn: Michael Lane

PROPERTY OWNER

Name: Same As Applicant
Address: _____

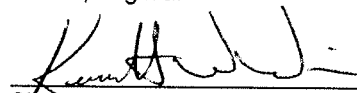
PROPOSED USE: Office and Retail use

[] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth W. Wire, Esq., Agent
Print Name of Applicant or Agent


Signature

McGuireWoods LLP
Mailing/Street Address
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102
City and State Zip Code

(703) 712-5362 (703) 712-5222
Telephone # Fax #
kwire@mcguirewoods.com
Email address

10/22/09
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____
ACTION - CITY COUNCIL: _____



APPLICATION

SPECIAL USE PERMIT

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Carlyle Lane CFRI Venture II, LLC is owned by Commonfund Realty Investments, 15 Old Danbury Road,
Wilton, CT 06897 and Lane Development LLC (which has the same address as the Applicant)

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should include such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

The applicant requests the approval of a modification to Carlyle Special Use Permit Condition 102A so that all the allowable uses set forth in Condition 102B for above and below ground level retail designated spaces will also be permitted on all ground floor retail designated spaces on Block G.

The applicant also requests the approval of a modification to Carlyle Special Use Permit to include a new condition 102G stating: "The permitted retail uses in the areas designated as second floor retail spaces on Block G includes all those uses set forth in condition 102A and business and professional office uses."

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
[] a new use requiring a special use permit,
[] a development special use permit,
[] an expansion or change to an existing use without a special use permit,
[X] expansion or change to an existing use with a special use permit,
[] other. Please describe: _____
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
_____ N/A _____

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
_____ N/A _____

6. Please describe the proposed hours and days of operation of the proposed use:
- | Day: | Hours: |
|-------|--------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
_____ N/A _____

- B. How will the noise from patrons be controlled?
_____ N/A _____

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 12.** What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

- 13.** Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

- 14.** Please provide information regarding the availability of off-street parking.

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

C. Where is required parking located? *(check one)*

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of t

☐ other. Please describe: _____